





Major Development Projects in City of San Bruno

Projects that are under construction, have been approved,
or with formal applications submitted


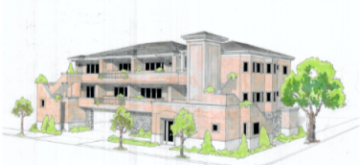

Under Construction

Rendering	Location	Proposed Land Use	Project Description	Development Status
	1400 – 1450 Bayhill Drive	Office	Development of two multi-level office buildings on properties formerly known as 901 Cherry Phase 2. Total office area in two buildings is estimated at 287,000 sq.ft. with a 5-level subterranean parking garage for 865 parking spaces. The project also proposes to install landscape improvements and a Central Utility Plan.	Excavation and shoring activities have commenced and are nearing completion. Building permits for vertical construction have been submitted and are under review.
	3300 College Drive (Located on an 8-acre site on the east side of the Skyline College campus)	Residential Single Family and Multi-Family	The project is a 70-unit residential development, consisting of 40 for-sale detached single-family homes and 30 multi-family rental units for college faculty and staff. The project includes 11 total affordable rental units: 6 low-income units and 5 moderate-income units.	All of the single-family homes in the development are constructed and occupied. Construction on the multi-family development commenced in March 2021 and is anticipated to be completed by Summer 2022.



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Approved Planning Applications				
Rendering	Location	Land Use	Project Description	Development Status
	111 San Bruno Ave.	Mixed Use – Residential Multi-Family / Commercial	The project is a five-story mixed-use building including 62 multi-family dwelling units and 7,600 sq. ft. of ground floor commercial space. Project includes 11 total affordable units with 6 low-income units and 5 moderate-income units.	Building permits for underground and vertical construction have been submitted and are currently under review. Project entitlements were extended to June 2022 pursuant to AB 1561. The Final Subdivision Map, related Improvement Plans and Agreements, and Affordable Housing Agreement were approved by City Council on May 25, 2021. Construction is anticipated to commence Fall 2021.
	500 Sylvan Ave.	Residential – Multi-Family	The project is a three-story multi-family residential development includes nine rental units with an at-grade parking garage. The project includes a mix of one studio, two one-bedroom and six two-bedroom units.	Demolition and building permits for the project were submitted and are currently under review. The project entitlements were extended to January 2023 pursuant to AB 1561.
	Mills Park Center 601 – 799 El Camino Real	Mixed Use Residential – Multi-Family / Commercial	The project includes 427 dwelling units, 7,947 sq. ft. of commercial space, 669 parking spaces, and 65 units designated for very-low, low-, and moderate-income households. See here for more details.	City Council approved the project on June 25, 2020. Building permit is yet to be submitted for review.



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	251 City Park Way. Located within San Bruno City Park	Recreation and Aquatic Center	<p>The project includes demolition of the existing Veteran's Memorial Building and San Bruno Park Pool to construct a new two-story, approximately 49,360 square foot San Bruno Recreation and Aquatic Center. Facility will include a community lounge, lobby, gymnasium, indoor pool, walking track, group exercise room, fitness room, community hall, classrooms, conference room, and City staff offices. An outdoor pool may be proposed for a future phase pending the availability of additional funding. The project also includes reconfiguration of the existing parking lot adjacent to the existing Veterans Memorial building and realignment of City Park Way to create a designated parking lot with 71 parking spaces. Realignment and naturalization of a portion of the water channel running through the park is also proposed to accommodate the parking lot reconfiguration and to improve the safety and function of the park for vehicles and pedestrians.</p>	The project was reviewed and approved by the Planning Commission in May 2020. See here for more details. Ground breaking activities on August 27, 2021.



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Planning Applications Under Review				
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 <p>Figure 1: Planning Area</p>	<p>The Project site is bounded by Interstates 280, 380, properties fronting El Camino Real, and San Bruno Avenue West from Elm Avenue to Interstate 280 to the south</p>	<p>Specific Plan</p>	<p>The Bayhill Specific Plan is a regulatory long-range planning document that will outline a cohesive, long-term plan for the Project Site, which is home to the largest cluster of offices in San Bruno, including Walmart.com, The Police Credit Union, the headquarters of YouTube, and other commercial uses. The Specific Plan will facilitate integrated development within the Project Site, including the Phase I Development, which is described below. The City anticipates that adoption of the Specific Plan will result in further intensification of land uses beyond what currently exists today. The proposed Specific Plan includes the following land uses: commercial/retail, office, residential, hotel, civic (such as a library and/or community center), and open space. Actual development intensities/densities and permitted uses will be defined through the planning and environmental review process and the new zoning district. New pedestrian and bicycle paths, as well as improvements to streetscapes are included in the Specific Plan.</p>	<p>On September 28, 2021, the City Council granted the following approvals associated with the Bayhill Specific Plan:</p> <ul style="list-style-type: none"> • Adopted a resolution approving the Water Supply Assessment Report for the proposed Bayhill Specific Plan. • Adopted a resolution certifying an Environmental Impact Report and adopted CEQA findings, facts, Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Bayhill Specific Plan and Google/YouTube's Phase 1 Project. • Adopted a resolution amending the San Bruno General Plan to ensure consistency with the Bayhill Specific Plan. • Adopted a resolution adopting the Bayhill Specific Plan for the Bayhill Area of the City. • Waived the first reading and introduced an ordinance adding Chapter 12.290, Bayhill Specific Plan Districts, to the City of San Bruno Municipal Code establishing



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				<p>regulations for parcels within the Bayhill Specific Plan.</p> <ul style="list-style-type: none"> Waived the first reading and introduced an ordinance amending the City of San Bruno Zoning Map for the Bayhill Specific Plan Area. <p>The ordinances referenced above will be presented to the City Council on October 12, 2021 for second reading and adoption. Additional information regarding the Bayhill Specific Plan can be found at the following webpage.</p>
 <p><small>View West on Grundy Lane Towards Cherry Ave</small></p>	<p>Surface parking lots adjacent to 1000 and 900 Cherry Avenue</p> <p>(New addresses are 1300 Bayhill Dr. and 1350 Grundy Ln.)</p>	Office	<p>YouTube, the applicant and owner of the Phase I Development area, proposes to retain the two existing office buildings on the Phase I Site and construct two new buildings with 440,000 square feet of additional office space. A maximum of three levels of subgrade parking would be provided at both parcels. Additional improvements and items include: (1) the construction of an off-street multi-modal transportation hub on an accessway located between Grundy Lane and Bayhill Drive, on the west side of the parcel containing 950 Elm Street; (2) the realignment of Grundy Lane from Cherry Avenue to Elm Avenue; (3)</p>	<p>On September 28, 2021, the City Council granted the following approvals associated with Google/YouTube's Phase 1 Development:</p> <ul style="list-style-type: none"> Adopted a resolution approving a Phased Vesting Tentative Subdivision Map with Lot Line Adjustments, realignment of Grundy Lane involving vacation of current public roadway and utility easements and dedication of new roadway right-of-way in fee and grating of new utility easements, and vacation of a portion of El Avenue, as shown on the Map for







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			the abandonment of northern portion of Elm Avenue located directly to the north of the realigned Grundy Lane; (4) the demolition of three existing buildings located at 1150–1250 Bayhill Drive to provide a construction staging and parking area during construction of the Phase I Development; and (5) a Development Agreement requested as part of the Phase I planning entitlements.	<p>google LLC's property in the Bayhill are of the City.</p> <ul style="list-style-type: none"> • Waived the first reading and introduced an ordinance approving a Development Agreement between the City of San Bruno and Google LLC, A California Limited Liability Company. • Adopted a resolution approving an Architectural Review Permit for Phase 1 of Google LLC's development plans. • Adopted a resolution authorizing various curb marking changes along frontages of 900 Cherry Avenue and 1000 Cherry Avenue.
	160 El Camino Real	Hotel	The project consists of a three-story hotel with 28 guestrooms and basement parking on a vacant parcel.	The project was approved by the Planning Commission on May 18, 2021. Building permits for the project will be submitted Fall 2021.





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	Glenview Terrace and San Bruno	Residential - Single-Family	The project consists of 29 for-sale single family dwelling units including 4 affordable units.	An Initial Study/ Mitigated Negative Declaration has been prepared for the project and it is scheduled for Planning Commission review Fall 2021.
	271 El Camino Real	Residential - Multi-Family	The project consists of a three-story multi-family development with 23 dwelling units and 4 affordable units.	The Planning Commission approved the project September 2021. Building permits will be submitted for the project Fall 2021.
	732 – 740 El Camino Real	Residential Multi-Family	The project consists of six-story multi-family residential building with 136 dwelling units and 25 parking spaces. The applicant has requested a density bonus for the project and review of the project pursuant to Senate Bill 35.	The project is currently under review by staff.
	345 El Camino Real	Automobile Sales and Services	Victory Honda proposes to modernize and update the existing exterior façade with current Honda branding.	An Architectural Review Permit has been submitted for review.



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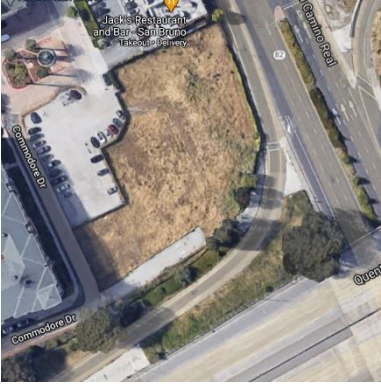
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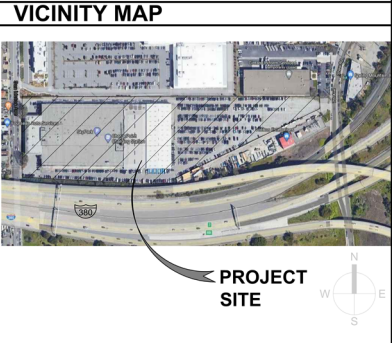
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Image pending permit submittal	300 Piedmont Ave. (former Crestmoor and Peninsula High School Site)	Residential - Single-Family	The City reviewed a preliminary application to develop approximately 194 single-family homes on the former Crestmoor and Peninsula High School site. No formal applications were subsequently submitted.	No active permit application.
	2101 Sneath Lane (former Engvall School Site)	Residential - Single-Family	The project proposes to develop 106 single family homes with the existing School District warehouse building to remain. If the District Warehouse is to be eliminated, then the project would increase the total homes to 118 homes. Proposed circulation for the site would allow vehicles to enter and exit the development primarily from Sneath Lane.	Preliminary Planning review by Development Review Team is underway.
	170 San Bruno Ave	Transit-Oriented Residential - Multi-Family	The project proposes to develop 42 units with street-level commercial space and underground parking with mechanical lifts. It will include 2-story lofts, one and two-bedroom units. A ground floor resident community room opens to a rear yard at the ground level on top of the underground garage.	Transit Corridor Plan Pre-Application Process is expected to be submitted Fall 2021.



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	Admiral Court/ Commodore Drive, The Crossing	Automobile Sales and Services	The project proposes the construction of two new automobile dealerships, with automobile repair and ancillary sales service uses at this vacant 1.5-acre site, formerly entitled for a hotel use. Required entitlement reviews include General Plan Amendment; U.S. Navy Site and Its Environs Specific Plan Amendment and Zoning Ordinance Amendment.	Preliminary Planning review is underway.

Other Major Development Project				
Rendering	Location	Proposed Land Use	Project Description	Development Status
	1000 San Mateo Avenue	Delivery Station/ Warehouse	Amazon purchased the former SkyPark site and proposes to establish a warehouse distribution center. The use is allowed and requires no discretionary review. The proposed interior/exterior tenant improvements are subject to building permit review only. Delivery stations power the last mile of the Amazon order fulfillment process and help speed up deliveries for customers. Packages would be transported to the	Demolition, grading/drainage landscaping permits, and the Tenant Improvement building permit are currently under review.



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			delivery station via trailer trucks (18 wheelers) from neighboring Amazon fulfillment and sortation centers and are sorted, picked, and loaded into delivery vehicles.	